



# Town Of Amenia

4988 Route 22, AMENIA, NY 12501  
(845) 373-8860 x 106 Fax (845) 373-9147

## 7<sup>th</sup> Mtg Minutes (in person) – 08 September 20 5:30pm - Amenia Housing Board

Attended: Leo B, Tracy Salladay, Jeff Barnett-Winsby, P.D. Gutierrez, Joy Johnson, Vicki Doyle

Absent: Nina Peek, Erica Doyle, [Lorenzo Siconolfi – off Board, but volunteer], James Morris

### Discussion:

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1. Jeff had offered by email to begin work on model affordable housing project w/his brother-in-law Damian Zunino. Leo noted concern for potential conflict of interest & wanted input from rest of group. Jeff said it could just be a design charrette to get a better sense of what Amenia wants and is willing to tolerate. But he made clear his intent is to change the Zoning Code to incentivize development. Tracy suggested that identifying specific properties should not be discussed outside of the room. Leo said makes them target for developers and could drive up sales price. Jeff asked “don’t we want developers to snap these up?” Leo said not w/out a plan first. Vicki suggested it may be time to get a planning firm involved, but she felt Jeff & Joy’s experience would be a great help to Housing Board. Jeff wants renderings as soon as able.
2. Leo apologized that he still hasn’t managed to speak to HRH staff about the survey. But felt we should get this out (via postcards & flyers) ASAP & direct citizens to fill out on Town website (thanks Damian), so we get their input before we get into specifics of housing – need both gather info & educate. Leo offered to write introductory paragraph & send to HB for review. Our Code identifies specific users (via point system). Damian(?) said this housing is intended for those making 70% of county median income, which Molinaro identified as \$108,000.
3. After losing last 2 properties, Leo, Vicki & Tracy reviewed recommendations of the 2009 Hamlet Plan, and which sites within 1/2mi of center might be most viable for workforce housing. HRH may be more interested in larger new-build project, perhaps with own wastewater. Leo asked how to present these to HRH & the Town Board?
4. Leo contacted Anne Saylor at Dutchess County Planning regarding how they might help us. Vicki noted that John Clarke from DCDP did original DDSC master plan at no cost.



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She thought if we can clarify what the Town wants, and do as much prep for developer as possible (environmental impact) and get pre-approval from Planning Board, we could send out RFP. Jeff said if Amenia welcomes developer and removes some uncertainty, more likely to make deal. Damian felt it was a good time to approach Town Board w/update on our work, including advocate budgeting for sending survey & hiring planner. Leo said wastewater needs to submit request as well. Vicki noted next year's budget is in works, and offered to send application forms to Leo & Jim.

Joy recommended a number of sources of potential funding. The USDA has grants for technical assistance in rural areas (based on income level). This could include sewer as well as housing. There is money via selling Low Income Tax Credits to developers. There are funds from NYS Green Bank for solar panels & geothermal. Also for wastewater. Her non-for-profit "North Eastern Expansion Development" (Dover: esp immigrant & senior housing) has taken advantage of these. Also tax-delinquent or donated properties. She noted that a smaller building module (say eight 1-bedroom apts) may fit more easily into hamlets, and if repeated, save on design & construction costs. And that a mix of market & work-force apartments might be more appealing to developers. She felt Town's grant writer should begin exploring possibilities right away, since "shovel-ready" projects are typically funded first when new pots of money open up.

5. Leo announced that HRH is sponsoring a joint Tri-Town Coalition panel on how Covid is likely to impact Housing in the Hudson Valley. One piece is more city dwellers have been moving full-time to the area, further inflating home prices and decreasing availability. The event (90 mins via Zoom) will be on Sept 22<sup>nd</sup>, likely 5:30-7pm. The 3 speakers will be representatives of regional, state and federal organizations which are tracking this data. He expects an email flyer will go out soon, and suggested inviting others beyond our group.
6. Correct & approve minutes at next meeting.

Submitted by Leo Blackman, Chair